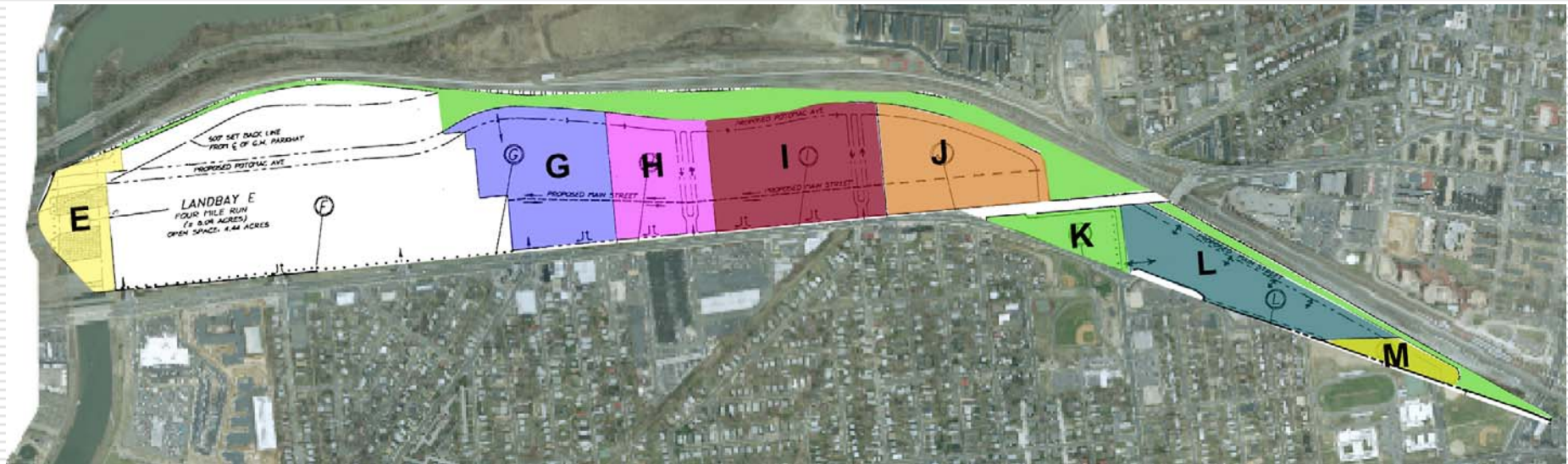


Concept Plan

- Coordinated Development District (CDD#10)
- Urban Design Guidelines
- Transportation Management Plan (TMP)



Coordinated Development District (CDD#10) and Design Guidelines

- Identifiable neighborhoods and town center
- Pedestrian-oriented
- Mixed-use
- Open space as a defining element
- Grid pattern
- Hierarchy of streets

Neighborhoods

- Distinct walkable neighborhoods
- Mix of uses and open space within 5 minute (1/2 mile) walk

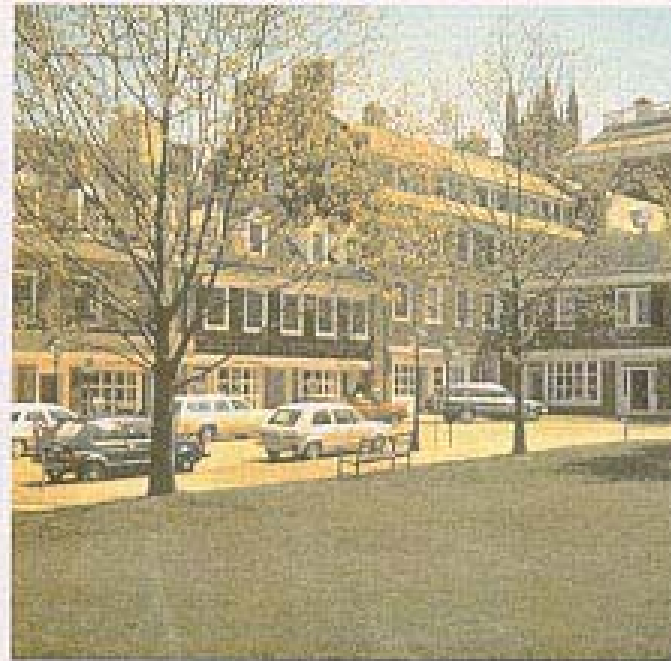
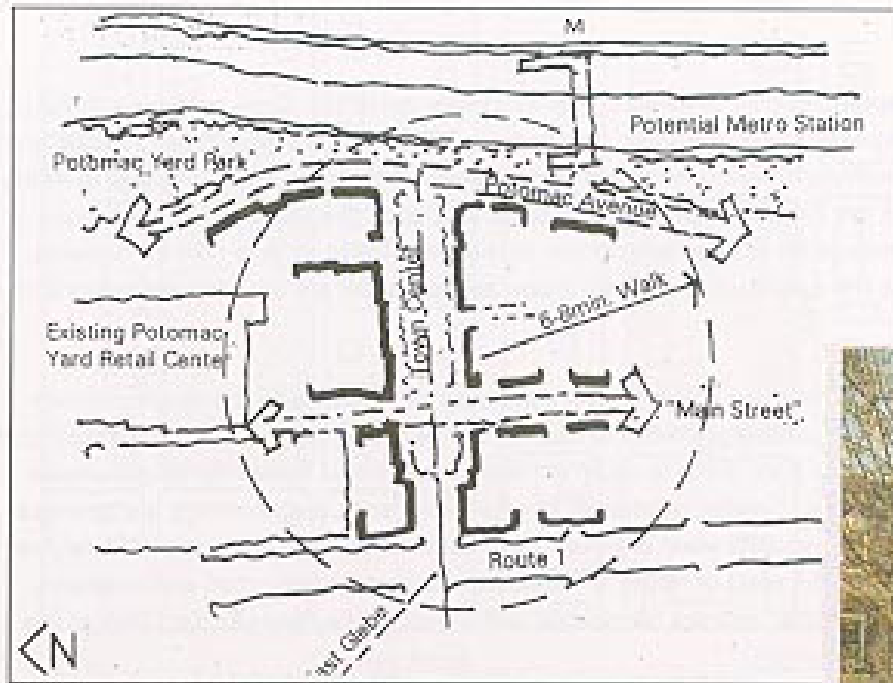


Mix of Uses

- To ensure an urban character, commercial and civic uses are integrated and not isolated



Landbay G





Applicant Request



LandDesign.

Potomac Yard
Working Plan

November 15, 2004 | LDD#2003155

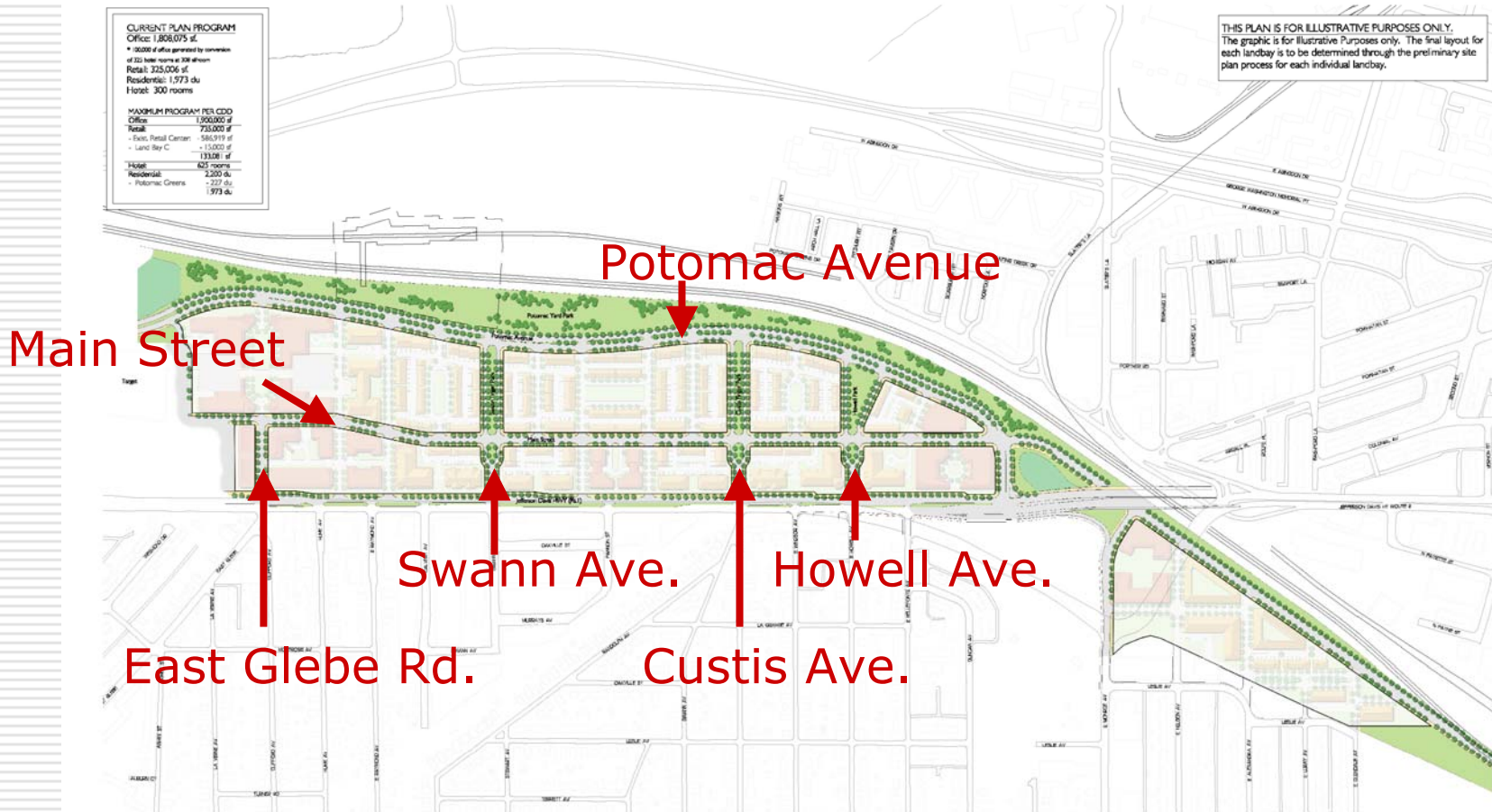


City of Alexandria – Department of Planning & Zoning
Planning Commission Worksession-November 16, 2004

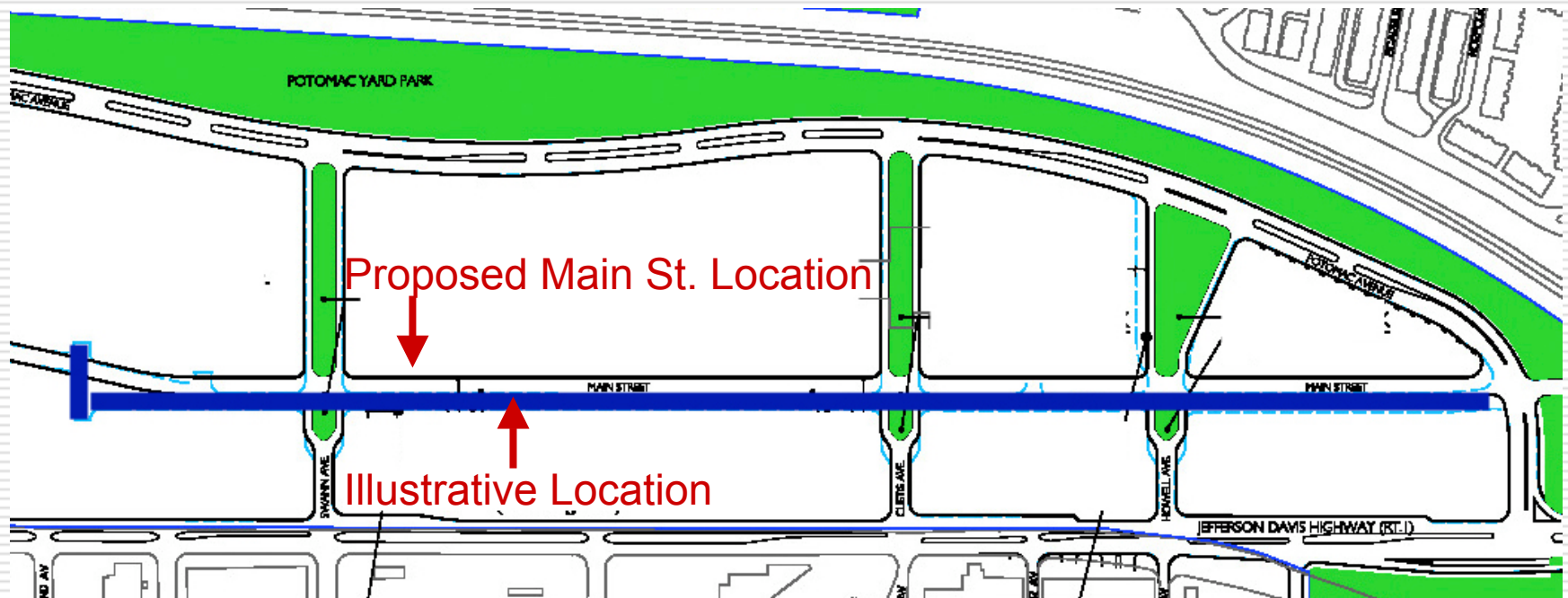
Infrastructure

- Streets – Main St.
- Open Space
- Monroe Avenue Bridge
- Storm and sanitary systems
- Transit
- Other
 - Pedestrian bridge
 - Metro station reservation

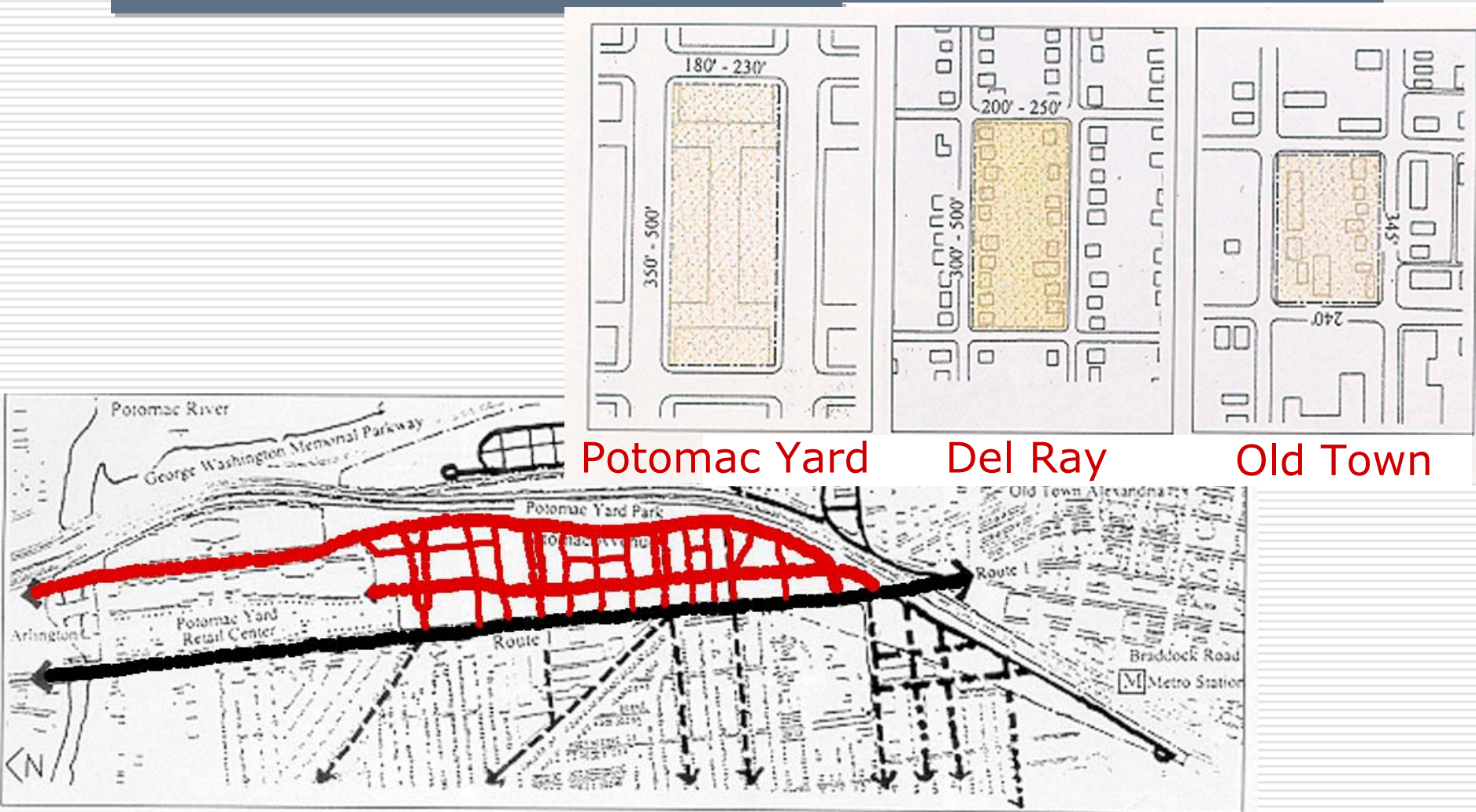
Framework Streets



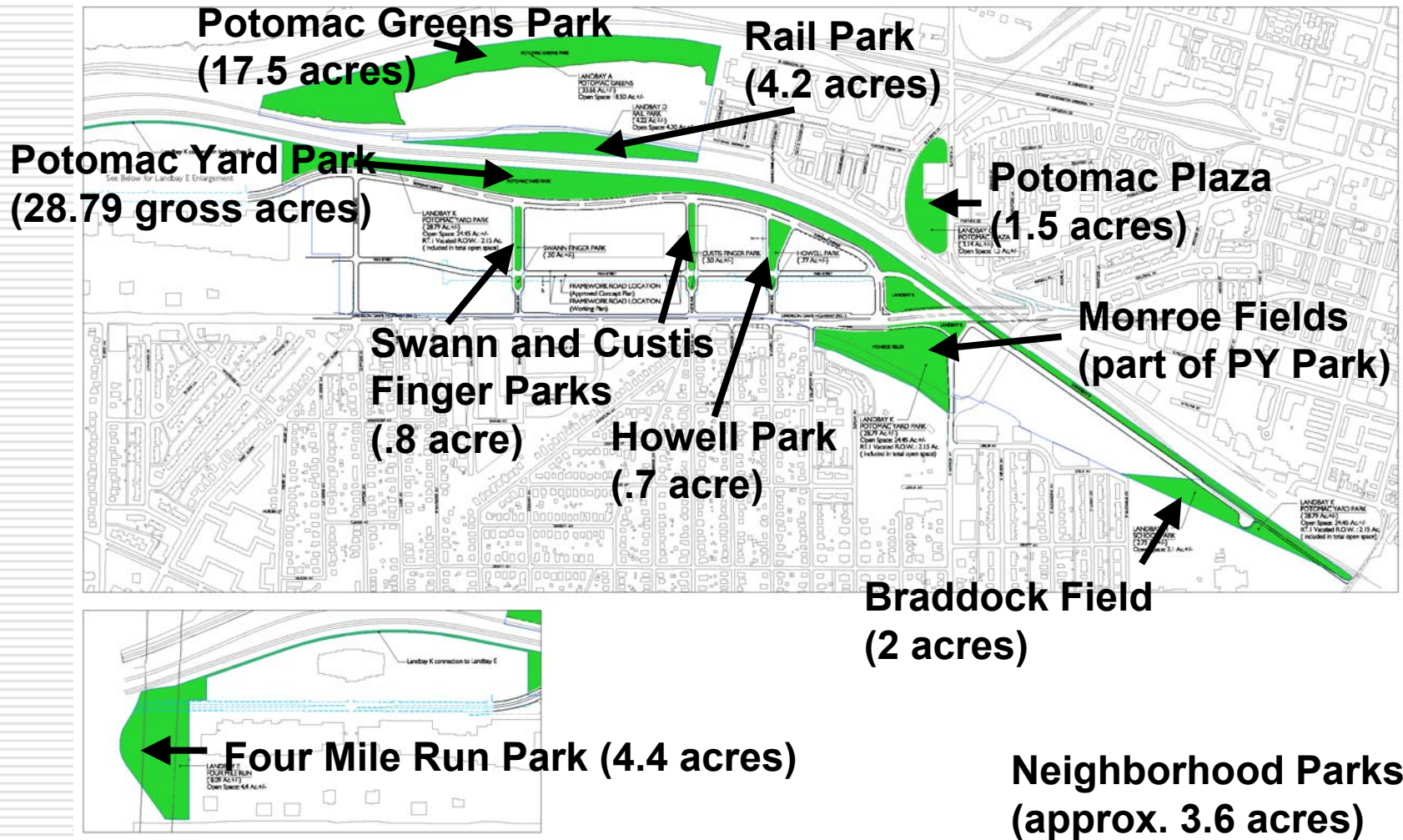
Main Street



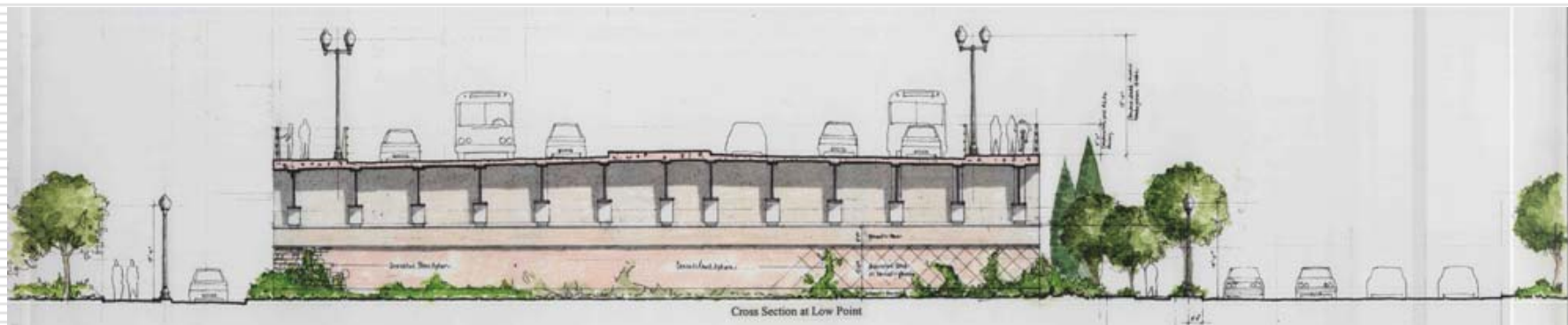
Streets – Blocks



Open Space



Bridge Section



Straightened Rte. 1 Perspective



Infrastructure

- Stormwater Management
- Sanitary Sewer Systems
- Transit

Process – Next Steps

- Infrastructure Plans
 - Streets
 - BMPs
 - Bridge
- Development Plan for each landbay
 - Units/density
 - Mix of uses
 - Layout
 - Parking
 - Open Space
- City's Development Review Process
 - Conceptual Review (PYDAC, Planning Commission)
 - Preliminary Plan (PYDAC, Planning Commission)